



AGENDA

Site Development Review Committee
Regular Meeting
Tuesday – April 4, 2006 @ 10:00 a.m.
Council Chambers, Bryan Municipal Building

WORKSHOP: (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.

NEW APPLICATIONS:

- 1. Conditional Use Permit. CU06-05. Southern Comfort Homes Storage Lot.** This is a request to allow open storage of manufactured homes in a vacant lot of an old oilfield equipment storage facility on Calhoun Street. This property is located approximately 900 feet from the intersection of East SH 21 and Calhoun Street near North Texas Ave.
CASE CONTACT: Stephan Gage (RPR)
OWNER/APPLICANT/AGENT: ZTD, Inc/Southern Comfort Homes/Karl Radde
SUBDIVISION: Northview Subdivision
- 2. Conditional Use Permit. CU06-06. 2950 N Traditions Drive Guest House.** This is a request to allow a detached 540 sf accessory dwelling unit on a residential lot. The property is located approximately 300 feet from the intersection of North Traditions Drive and Traditions Blvd (2950 North Traditions Drive).
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Not Listed/Jefferson Christian Custom Homes/Not Listed
SUBDIVISION: Traditions-Phase 9
- 3. Master Plan. MP06-02. Briar Meadows.** This is a master plan showing the proposed residential development of 35.8 acres. This property is located near the intersection of E. Villa Maria Road and Red River Drive (2193 Red River).
CASE CONTACT: Martin Zimmermann (CEK)
OWNER/APPLICANT/AGENT: Burton Creek Development LP/Same as Owner/Bleyl & Associates
SUBDIVISION: John Austin Survey
- 4. Master Preliminary Plan. PP06-07. Whispering Hills Subdivision.** This is a master preliminary plan proposing 74 lots consisting of 87.318 acres for residential and non-residential development as part of a planned development subdivision. This property is located along SH 47 near the intersection of SH 47 and West Villa Maria Road.
CASE CONTACT: Beth Wilson (RPR)
OWNER/APPLICANT/AGENT: Ron Lightsey/ Ron Lightsey/Joe Schultz
SUBDIVISION: Whispering Hills Subdivision

5. **Preliminary Plan. [PP06-06](#). Pete's Exxon.** This is a plan proposing 1 lot consisting of 0.8632 acres for an existing gas station & convenience store. This property is located at the intersection of E. Villa Maria and E. 29th Street (2401 E. 29th Street).
CASE CONTACT: John Dean (RPR)
OWNER/APPLICANT/AGENT: Panagiotis Kountakis/Charles Taylor/Rabon Metcalf
SUBDIVISION: John Austin Survey
6. **Final Plat. [FP06-05](#). Pete's Exxon.** This is a plat proposing 1 lot consisting of 0.8632 acres for an existing gas station & convenience store. This property is located at the intersection of E. Villa Maria and E. 29th Street (2401 E. 29th Street).
CASE CONTACT: John Dean (RPR)
OWNER/APPLICANT/AGENT: Panagiotis Kountakis/Charles Taylor/Rabon Metcalf
SUBDIVISION: John Austin Survey
7. **Site Plan. [SP06-15](#). El Camino Motel.** This is a plan proposing a 1369 sf addition to an existing motel. This property is located at the intersection of Calhoun Street and E. SH21 (2102 E. SH 21).
CASE CONTACT: Stephan Gage (CEK)
OWNER/APPLICANT/AGENT: Naresh Patel/Global General Contractors/Land Development Concepts
SUBDIVISION: Northview Subdivision
8. **Site Plan. [SP06-16](#). Auto Body Shop.** This is a plan proposing a new 3520 sf auto body shop & office. This property is located approximately 1250 feet east of the intersection of Clark Street and E. SH 21 (5640 E. SH 21).
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Hossein Eklili/Jose Villa/Not Listed
SUBDIVISION: Stephen F Austin Survey

REVISIONS: (May not be distributed to all members)

1. **Site Plan. [SP06-06](#). North Bryan Food Mart Addition.** This is a revised plan proposing the addition of a Laundromat and Car Wash on the site of an existing convenience store. The property is located at the intersection of Leonard Road and N. Harvey Mitchell Parkway (890 N. Harvey Mitchell Parkway).
CASE CONTACT: Stephan Gage (CEK)
OWNER/APPLICANT/AGENT: Sam Trinh/ Same as Owner/John Rhodes
SUBDIVISION: Broach Addition
2. **Site Plan. [SP06-08](#). Sunset Addition.** This is a revised plan proposing a seafood restaurant at the intersection of W. State Hwy 21 (San Jacinto) and W. 17th Street (1000 San Jacinto).
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Loi Phat Nguyen/Same as Owner/Dante Carlomagno
SUBDIVISION: Sunset Addition
3. **Site Plan. [SP05-09](#). Brazos County–IT & Sheriff's Office.** This is a revised site plan proposing a two story 34,554sf building for Brazos County Office use. This property is located northwest of the intersection of State Highway 21 and West William Joel Bryan Parkway.
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Brazos County/Randy Sims/Garrett Engineering
SUBDIVISION: Brazos County Complex Subdivision

4. **Conditional Use Permit. [CU06-03](#). Doerge St Auto Repair.** This is a revised request to allow an automotive service & repair center in a 'R' Retail zoning district. This property is located at 3216 Doerge Street.

CASE CONTACT: Stephan Gage (CEK)

OWNER/APPLICANT/AGENT: Mary Carpio Galindo/Edward Chestnut/Not listed

SUBDIVISION: A.D. Doerge Addition